

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
MEETING OF OCTOBER 25, 2006
(Approved December 7, 2006)

The Pottstown Metropolitan Regional Planning Committee held their monthly meeting on October 25, 2006. Attending the meeting were Connie Megay and Tim Roland, East Coventry Township; Kurt Zebrowski, New Hanover Township; John Gambino, West Pottsgrove Township; Tom Troutman, Lower Pottsgrove Township; Andy Paravis and Bud Jenschke, North Coventry Township; Megan DeLena and Elwood Taylor, Upper Pottsgrove; and Greg Lignelli, Douglass Township.

John Cover – Montgomery County Planning Commission
Tolson DeSa – Montgomery County Planning Commission

Bonnie L. Frisco – Recording Secretary

No public was in attendance.

1. Welcome and Meeting Called to order.

Mr. Paravis called the meeting to order at 7:00 p.m.

2. Roll Call

Mr. Paravis did a roll call. No representatives from Pottstown Borough were present.

3. Review of the September Minutes

Mrs. Megay moved to approve the September 27, 2006 minutes as amended. Mrs. DeLena seconded the motion. The motion carried unanimously. Amendments being under main heading note that no public was in attendance, under subheading, Review of July and August Minutes, in the first paragraph 'July 26, 2006' should be 'July 26, 2006 minutes' in the second paragraph 'August 23, 2006' should be 'August 23, 2006 minutes'; under subheading, Pottstown Borough Residential Development, in the last sentence change 'retention' to 'recharge', under subheading, West Pottsgrove Township Zoning Map Amendment, in the second paragraph the first sentence shall read 'Mr. Jenschke suggested the Regional Planning Committee support the amendments if the RR Resource Recovery district is restricted by deed from future development and stormwater facilities for the shopping center be a groundwater recharge system'; under subheading, Municipal Updates, the second paragraph shall read 'Mr. Troutman of Lower Pottsgrove noted that a meeting that was held with Glen Springs regarding the Occidental site. Decommission and tearing down of the site is taking place. At some point, possible future development to occur at site. Mr. Roland voiced concerns of the process as a neighboring township. It was noted that the Sunnybrook Preservation Society is discussing reactivation and preservation of Sunnybrook with the current owners, Gambone Development Group'.

4. Treasurer's Report

Mr. Jenschke provided a Treasurer's Report. The total funds balance is \$34,069.34. Mr. Roland moved to pay the \$7,755 bill received from Montgomery County Planning Commission. Mr. Troutman seconded the motion. The motion carried unanimously.

There was a brief discussion regarding individual township budgeting for 2007. It was agreed that for 2007 \$500 would go to administration, \$1,500 to legal defense fund and \$2,000 to Montgomery County Planning Commission.

5. Multi-Regional Planning Commission Chairmen and Vice Chairmen Group Update

Mr. Paravis provided an update of the Multi-Regional Planning Commission Chairmen and Vice Chairmen Meeting. Mr. Paravis noted that the group agreed to move forward and create a mission statement. The mission statement would be available for the next Regional Planning Committee meeting.

6. Discussion of Non-Conforming Uses

There was a brief discussion regarding non-conforming uses. Mr. Cover noted that the Montgomery County Planning Commission would aid townships with non-conforming issues. It was noted that there is one year to make zoning consistent with the Regional Comprehensive Plan.

7. Old Business

No old business.

8. New Business

West Pottsgrove RR Rural Resource to RERE Regional Retail

There was a discussion regarding West Pottsgrove's request to change a portion of designated "Rural Resource Area", located east of Route 100, and south of Sell Road located adjacent to the existing Pottstown Landfill to "Regional Retail"

Upper Pottsgrove representatives noted access concerns particularly on State Street. Mr. Jenschke moved to have the West Pottsgrove representative take the Committee's access/traffic concerns to the appropriate West Pottsgrove Board and review such concerns when the plans are in for review. Mrs. Megay seconded the motion. The motion carried unanimously.

Lower Pottsgrove Zoning Map Amendment

It was found that the Lower Pottsgrove zoning map amendment request was consistent with the Regional Comprehensive Plan.

Mr. Jenschke moved to approve the Lower Pottsgrove zoning map amendment regarding 8-acres consisting of two parcels along N. Charlotte Street to be rezoned from "SC" Shopping Center to "CO" Commercial Office. Mr. Roland seconded the motion. The motion carried unanimously.

9. Municipal Updates

Mr. Taylor noted that Upper Pottsgrove has made several open space commitments and ¼% of earned income would be used for open space. Turnberry Farms development has turned over their open space to the township.

North Coventry noted their Planning Commission is reviewing their zoning ordinances for consistency.

Mrs. Megay noted rezoning hearings scheduled for December for a 724/Sanatoga Road site and the Strutyński development. Mrs. Megay also noted a conceptual plan in the flood zone at Wells and Linfield Roads.

It was noted a zoning meeting for West Pottsgrove regarding the Clear Channel issue is scheduled for October 30, 2006 and Mr. Sager will provide representation.

Mr. Troutman noted that Gambone Development is working on Southview and plans are in the works to preserve the Sunnybrook ballroom.

Kurt Zebrowski noted that New Hanover met with T.H. Properties to discuss stormwater management and a trail system. Mr. Zebrowski noted that an open space referendum would appear on the ballots.

Mr. Lignelli noted that Avante Apartments requested six more units on 12 acres.

10. Public Comment

There was no public comment.

Adjournment

Mr. Troutman moved to adjourn at 8:40 p.m. Mrs. Megay seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Recording Secretary